

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Development Review**

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## ***January 6, 2003 DRC Meeting***

Meeting convened at 2:00 PM.

**Present:** Robbie Rogers-Chairperson and Director, Richard Helms- Development Coordinator, Tom Mountain-Coastal Engineering, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Rolland Shrewsbury-Environmental Health, Skip Lukert-Building Official, Bill Gulbrandsen-Fire Services Director, Terry Neal-Attorney and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of December 16, 2002. Mrs. Howard seconded the motion and the motion carried.

### **Old Business-**

None

### **New Business-**

#### ***Potter's House Expansion***

#### ***Medium Development***

#### ***Conceptual Site Plan Review***

Mrs. Keenum made a motion to move this project request to the end of the meeting agenda due to no project representatives being present at this time. Mr. Helms seconded the motion and the motion carried.

#### ***VOS-Buena Vista Blvd: Phase 2***

#### ***VOS-Morse Blvd: Phase 1***

#### ***VOS-Still Water Trail***

#### ***Major Development***

#### ***Preliminary and Engineering Review***

Troy Locklin, Farner Barley and Associates, Inc., was present and requesting to develop 3.32 miles of road. The SWFWMD permit has not been issued yet. A full size set of plans is needed for the project file. This project proposal was sent to Public Works, but no comments were received. The County Engineer recommends approval of the request subject to addressing the following items:

1. meet DOT standards
2. note reflectors for hydrants on plans
3. show overflow information and details
4. obtain SWFWMD and DEP permits

The local firefighters plan to install the fire hydrant reflectors.

Mr. Helms moved to approve the preliminary and engineering request, subject to all comments by the County Engineer being addressed. Mrs. Keenum seconded the motion and the motion carried.

***VOS: Belvedere Golf Maintenance Facility***

***Major Development***

***Preliminary and Engineering Review***

Ed Abshier and Stephanie Vaughn, Grant and Dzuro, were present and requesting approval to construct a 5013 sf building to be used as a maintenance facility building for Belvedere Golf Course. Staff comments have been addressed. Impact fees are still being figured. The County Engineer recommended approval for the request, subject to the following items being addressed:

1. provide dry basin information (not a SWFWMD requirement)
2. show fire hydrant location
3. show curb and gutter detail
4. storm water calculations have been provided
5. obtain SWFWMD and DEP permits, which are permitted with roadway

Mr. Helms moved to approve the preliminary and engineering request, subject to all engineering comments being addressed. Mr. Gulbrandsen seconded the motion and the motion carried.

***VOS: Arnold Palmer Signature Golf Maintenance Facility***

***Major Development***

***Preliminary and Engineering Plan Review***

Ed Abshier and Stephanie Vaughn, Grant and Dzuro, were present and requesting approval to construct a 9934 sf building to be used as a maintenance facility building for Arnold Palmer Signature Golf Course. Staff comments have been addressed. The size of the double-walled fuel storage tank was discussed. The tank will need to be registered with DEP. The County Engineer recommended approval, subject to the following items being addressed:

1. show valley gutter detail
2. pipe calculations have been provided
3. obtain SWFWMD and DEP permits, which are permitted with roadway

Mr. Helms moved to approve the request for preliminary and engineering review, subject to all engineer comments being addressed. Mrs. Howard seconded the motion and the motion carried.

***Potter's House Expansion  
Medium Development  
Conceptual Site Plan Review***

Ted Wicks, Wicks Consulting Services, Inc., was present and requesting approval to construct a 2000 sf youth building at existing church facility. The proposed building is 40 x 50 in size. Improvements are needed on the septic and drain field for the existing building. The City of Wildwood has not provided a date at this time for water and sewer services. Deficiencies in current septic system need to be addressed. Mr. Wicks will consult with the City of Wildwood and provide the County with a letter regarding a service date for water and sewer hook-up. Prior septic permits for the existing building have expired. The existing mobile home on the property is being used for an office. Restrooms will be required in the proposed youth building, or if the existing mobile home facilities are to be utilized, that septic system will have to be upgraded. Fire hydrants will be provided when water service is installed.

Mr. Lukert moved to approve the request for conceptual review, subject to the septic issues being addressed and a letter from the City of Wildwood being submitted prior to engineering review. Mr. Mountain seconded the motion and the motion carried.

**Public Forum-**  
None

The next meeting is scheduled for January 13, 2003.

Mrs. Keenum moved to adjourn. Mr. Helms seconded the motion and the motion carried.

The meeting adjourned at 2:30 PM.